



53 WATTSFIELD ROAD, KENDAL, CUMBRIA, LA9 5JL
£450,000

MILNE MOSER
SALES + LETTINGS

53 WATTSFIELD ROAD
KENDAL
CUMBRIA
LA9 5JL



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PARKING

OVERVIEW

Overlooking green space and trees towards the river, this semi-detached dormer bungalow is much more than meets the eye. From the outside, it is in keeping with neighbouring properties, once inside, the extent of the accommodation on offer becomes apparent. Extended and reconfigured by the current owners, the property now offers space for multiple generations all under one roof. The main property has a good sized lounge, dining kitchen, ground floor bedroom and shower room plus two further bedrooms and a shower room to the first floor. At the side, within the 'Annexe', is a lovely sitting room, a second well fitted dining kitchen and further ground floor bedroom and shower room. A total of four double bedrooms and three shower rooms! Moving outside are well tended cottage style gardens, filled with perennials and annuals and there is off road parking to the front. Well located for primary and secondary schools, Kendal College and Leisure Centre. The town centre is a pleasant stroll away along the river bank.

ACCOMMODATION

From the driveway, a door with double glazed inserts leads into:

HALL

A good sized hallway with wood flooring and pretty decor. Glazed panels allow light in from the lounge and there is an under stairs cupboard and further double coat cupboard. Radiator and two ceiling lights.





WALK IN STORAGE

4' 10" x 7' 11" (1.48m x 2.42m)

An excellent space with a ceiling light.

LOUNGE

15' 11" x 15' 10" (4.84m x 4.81m)

The UPVC double glazed window has a lovely view over the green space to the front towards the river. Wooden fire surround with marble effect inset and a living flame gas fire. Four wall lights, a ceiling light and radiator. Stairs lead to the first floor.

KITCHEN DINER

12' 11" x 11' 8" (3.94m x 3.56m)

The first of two kitchens within the property. Fitted with cream shaker style base and wall units, wood block worktops and a ceramic one and a half bowl sink with drainer. Gas hob with hood above, an electric double oven, space for a fridge freezer and plumbing for a washing machine. Two ceiling lights, under unit lighting, a radiator and tiled splashbacks and floor. The Ideal boiler is within a wall cupboard and there is a built in cylinder cupboard. UPVC double glazed window overlooking the rear garden and an external double glazed door.

BEDROOM

11' 5" x 9' 4" (3.48m x 2.84m)

UPVC double glazed window facing the rear aspect. Built in double wardrobe with sliding doors and overhead storage, a ceiling light and radiator.

SHOWER ROOM

7' 1" x 5' 4" (2.16m x 1.62m)

A modern contemporary shower room with a walk in shower cubicle fitted with aqua board panelling, a vanity wash hand basin and a WC. Brushed chrome heated towel rail, a ceiling light and extractor. There is tiling to the walls and a frosted UPVC double glazed window.

LANDING

Oak doors lead to the two bedrooms, shower room and eaves storage. Ceiling light and a radiator. The good sized eaves storage has a light.



BEDROOM

12' 9" x 17' 7" (3.90m x 5.35m)

Within the roof space, the bedroom has four Velux rooflights and a lovely view towards the river. There is a ceiling light, radiator and spotlighting to the beams.

BEDROOM

11' 3" x 18' 2" (3.43m x 5.54m)

Also a good sized double and having four Velux rooflights with a lovely outlook. Ceiling light, spotlighting to the beams and a radiator.

SHOWER ROOM

7' 2" x 5' 2" (2.20m x 1.57m)

Frosted UPVC double glazed window. Fully tiled and fitted with a shower cubicle, a WC and pedestal wash hand basin. Heated towel rail, an extractor, shelving and downlights.

ANNEXE - SITTING ROOM

11' 5" x 9' 11" (3.48m x 3.03m)

A lovely room with large UPVC double glazed window overlooking the green, trees and riverbank at the front. Radiator and a ceiling light.

KITCHEN DINER

11' 2" x 14' 0" (3.40m x 4.26m)

Also facing the front, the second kitchen diner has a UPVC double glazed window to the front and a further one to the side aspect. Fitted with cream shaker style base and wall units with wood block worktops and a stainless steel sink with drainer. Wall mounted Vaillant boiler, a gas hob with hood above, an extractor and an electric double oven. Two ceiling lights and a radiator.

SIDE PASSAGE

UPVC double glazed door to the side elevation, a ceiling light and radiator. A drop down ladder leads to the second undeveloped loft. This loft is boarded, has power and light and approx. 11'6" ceiling height.

BEDROOM

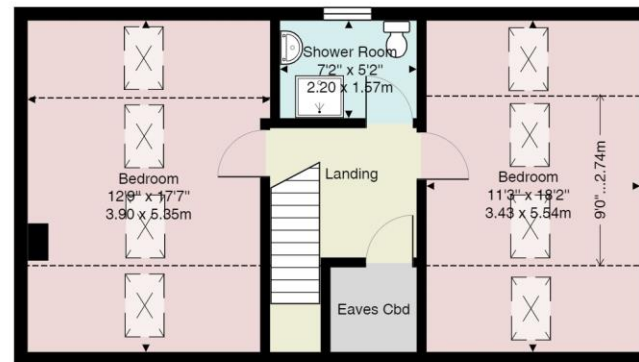
11' 2" x 9' 8" (3.40m x 2.94m)

Overlooking the rear garden, the fourth double bedroom has a ceiling light, radiator and UPVC double glazed window.





Ground Floor



1st Floor

Approx. Total Area: 1811 ft² ... 168.2 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





SHOWER ROOM

6' 2" x 7' 11" (1.89m x 2.42m)

Fitted with a wide enclosure, a vanity was hand basin with cupboards below and a concealed cistern WC. White tiling to the walls with glass mosaic border, a tiled floor, ceiling light and extractor. White heated towel rail.

EXTERNAL

To the front of the property is a good sized block paved driveway, a lawn and well stocked flower beds. Paths lead to the front and side entrances. To the rear of the property is lower patio space with steps leading up to the rear lawned garden. Deep flower beds are filled with cottage style planting and there is a veg patch and further raised space at the side. The garden is the perfect place to sit and unwind and for children and pets to play.

DIRECTIONS

Leaving Kendal on A6, Milnthorpe Road, proceed through the traffic lights at the college then take the next left onto Wattsfield Road. Take the second left onto Wattsfield Avenue and then left again at the triangle junction back onto Wattsfield Road. The property is located to the left hand side with the crescent green at the front.

[what3words///system.keys.neat](https://www.what3words.com/system/keys.neat)



GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. The main house and annexe share the supply of the utilities however have independent central heating systems and boilers.

Tenure: Freehold. Please note the annexe cannot be separated from the original building and must have a connecting door.

Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit

www.ofcom.org.uk/phones-telecoms-and-internet/coverage

MILNE MOSER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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